

CHAPTER 4

REGULATIONS OF GENERAL APPLICABILITY

PART II: OFF-STREET PARKING AND LOADING

4.10 Off-Street Parking and Loading

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4.10 Off-Street Parking and Loading

4.10-1 PURPOSE

The purpose of this Chapter is to prevent, or alleviate, the congestion of public streets and to promote public safety and welfare by establishing minimum requirements for the off-street parking and loading of motor vehicles in accordance with the use to which property is subject.

4.10-2 APPLICATION

All uses, buildings and structures established after the effective date of this Ordinance shall provide accessory parking and loading facilities in the amount and manner as specified herein.

4.10-3 GENERAL REQUIREMENTS FOR OFF-STREET PARKING AREAS

Previously Issued Building Permits

Where a building permit has been issued prior to the effective date of this Ordinance, and construction has begun within one (1) year of such issuance and diligently pursued thereafter, parking and loading facilities may be provided in the amounts required for the issuance of the building permit regardless of any different amounts required by this Ordinance.

Change of Use

Whenever the existing use of a building or structure shall hereafter be changed to a new use, parking or loading facilities shall be provided as required for such new use. However, if the building or structure was erected prior to the effective date of this Ordinance, additional parking or loading facilities are mandatory only in the amount by which the requirements for the new use would exceed those for the existing use under the parking and loading provisions of this Ordinance.

Uses Established After the Effective Date of this Ordinance

When the intensity of use of any building, structure or premises is increased through addition of dwelling units, gross floor area, seating capacity, or other units of measurement specified herein, parking and loading facilities shall be provided for such increase in intensity of use except as allowed in Subsection (2) above.

No Reduction of Existing Parking and Loading Facilities

Required accessory off-street parking facilities in existence on the effective date of this Ordinance, and located on the same lot as the building or use served, shall not hereafter be reduced below the requirements of this Ordinance except by variation.

Additional Parking and Loading Facilities

Nothing in this Ordinance shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use or building, provided such parking or loading facilities meet all regulations of this Ordinance governing the location, design and operation of such facilities.

Special Northwest Highway Condemnation and Landscaping Requirements

Special Northwest Highway Condemnation Setback and Landscaping Requirements. In the event that condemnation and taking by a public agency of property abutting Northwest Highway necessitates the removal and relocation of a parking area, such relocated parking area may encroach into required front and corner side yards, subject to the following conditions:

1. The encroachment of the relocated parking area shall be the minimum amount necessary, as determined by the Zoning Official.
2. The relocated parking area shall be accompanied by a landscape buffer or elements, as approved by the Zoning Official.

4.10-4 PARKING RESTRICTIONS FOR RESIDENTIAL DWELLINGS

A. General Parking and Storage Restrictions

Notwithstanding any other provision of this Ordinance, the following restrictions shall apply:

1. No parking shall be permitted within front or corner side yards, except on driveways not more than twenty-five (25) feet in width.
2. Any vehicle may be stored within an enclosed building that meets the requirements of all applicable ordinances.
3. Vehicles engaged in loading or unloading or vehicles parked in connection with a use where current work is being done on the adjoining premises shall be permitted.
4. No stored or parked vehicle shall be occupied or used for human habitation.
5. No vehicle which is in a state of externally visible disrepair or partial construction shall be stored or parked outdoors in a residential zone, but shall be stored or parked only within an enclosed building meeting the requirements of all applicable regulations.
6. Any new driveway, or portion thereof shall be constructed of a hard surface material, (concrete, asphalt, brick pavers or other approved surface) at the following specifications:
 - a. Concrete – Minimum two (2) inch stone base with four (4) inches of 6-bag mix with No. 10 wire mesh, or equivalent.
 - b. Asphalt – Minimum six (6) inch compacted stone base (Pea Gravel not acceptable) with two (2) inches of compacted asphalt as surface.

- c. Brick Pavers – As determined by the Zoning Official.
- d. Other Surfaces – As determined by the Zoning Official.

B. Exterior Parking and Storage of Passenger Vehicles

Passenger vehicles shall be described as automobiles, pick-up trucks, sports utility vehicles (SUVs), or vans whose size and design are intended to accommodate and transport human passengers on paved roads. Such vehicles typically are designed with two (2) axles and do not exceed twenty (20) feet in length, eight (8) feet in height, or twelve thousand (12,000) pounds in weight. No more than three (3) passenger vehicles shall be parked outside of a fully enclosed garage on a residential lot for more than six (6) continuous hours on any weekday (Monday – Friday) without a permit for additional parking issued by the Zoning Official. Such permit shall not be valid for more than thirty (30) days. In granting a permit, the Zoning Official shall find that:

- 1. The request is necessary and convenient to the use and enjoyment of the premises.
- 2. The applicant has demonstrated a need for the requested parking.
- 3. The granting of a parking permit will not have an adverse impact on the public health, safety and welfare.

A decision to grant or deny a parking permit may be appealed in accordance with Section 3.18 of this Ordinance.

C. Exterior Parking of Recreational or Occupational Vehicles

Recreational or occupational vehicles shall be described as trucks, step vans, buses, campers, trailers, motor boats, off-road motorcycles, all-terrain vehicles or those running on tracks, snowmobiles, boats, wave-runners, or similar recreational vehicles, whether or not located on trailers, whose size and design are primarily intended for, or have been customized to accommodate, recreational or occupational purposes or for the transport or hauling of goods and services. Such vehicles are permitted to be stored or parked in residential districts, subject to the following standards:

- 1. Maximum Permitted Size. Only recreational and occupational vehicles which are less than thirty (30) feet in length, twelve (12) feet in height and, if designed for commerce, less than twelve thousand (12,000) pounds in weight may be parked on the exterior of residential lots.
- 2. Setback Requirements. Recreational and occupational vehicles meeting the above size limitations may be stored within the rear yard of a residential lot, provided it is not closer than five (5) feet to any building or rear lot line, or the side yard, provided it meets the minimum side yard setback requirement for the district.
- 3. Screening Requirement. Permitted recreational and occupational vehicles must be screened from adjacent properties and the public right-of-way by an approved fence, wall or hedge which is six (6) feet in height.
- 4. Under no circumstances shall such vehicles be stored in the front yard for more than forty-eight (48) continuous hours for the purpose of seasonal preparation.
- 5. The parking area shall be maintained in a neat and orderly manner.
- 6. The requirements of this Subsection 4.10-4(C) shall be effective on March 31, 2002 for recreational and occupational vehicles stored or parked in residential districts prior to March 31, 2001.

4.10-5 SPECIFICATIONS FOR OFF-STREET PARKING AREAS

A. Minimum Size of Stalls and Aisles.

The required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives or aisles, ramps, columns, or office or work areas. The width of required parking spaces may be reduced to eight and one-half (8 ½) feet, subject to approval of a variation in accordance with Section 3.16. Each space shall have a vertical clearance of at least eighty-four (84) inches. Where a wall or high curb lies adjacent to a side of a parking space, an additional one-half (1/2) foot shall be added to the width of the space. Where parallel parking spaces are permitted, stall length shall be twenty (20) feet and aisle width shall be a minimum of twelve (12) feet. Stall and aisle size requirements for angled parking shall be as specified on Table 4.10-5 (Required Parking Dimensions) and Figure 4.10-5 (Parking Size Diagrams).

FIGURE 4.10-5 Parking Size Diagrams

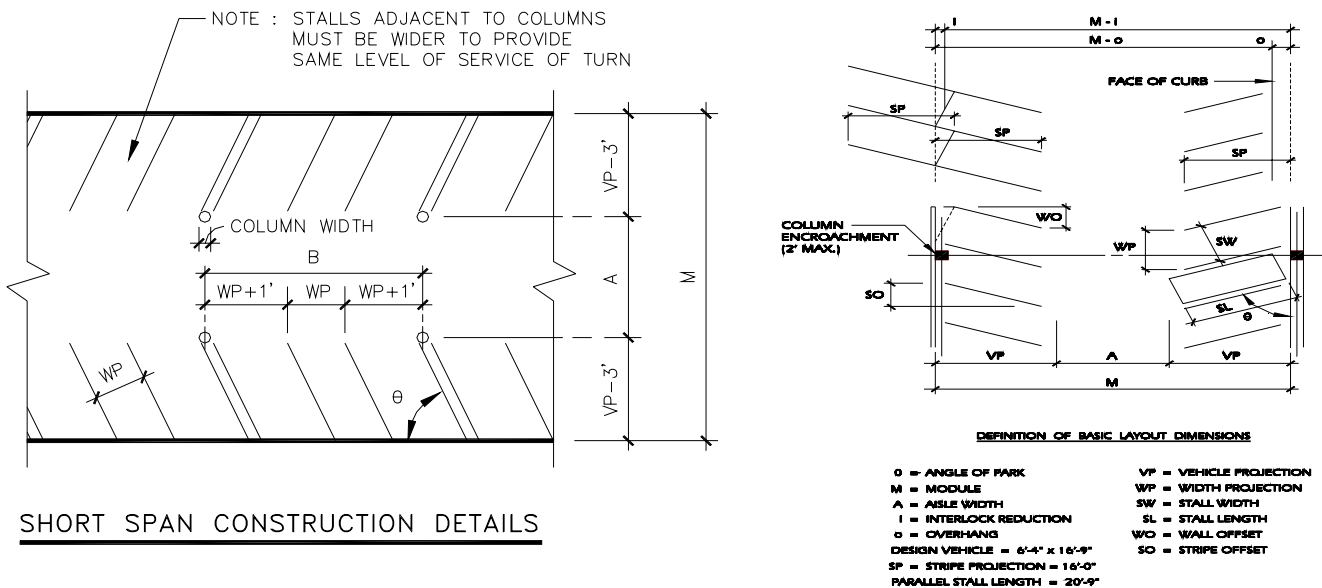


Table 4.10-5 Required Parking Dimensions

Angle of Parking	Stall Width 9'0" 8'6"		Module	Vehicle Projection	Aisle	Interlock	Overhang	Wall Offset	Stripe Offset
	WP	WP	M	VP	A	I	O	WO	SO
0	9'0"	NA	43'0"	NA	25'0"	NA	NA	NA	NA
45	12'9"	12'0"	49'6"	17'5"	14'8"	3'2"	1'9"	10'8"	16'6"
50	11'9"	11'1"	51'3"	18'0"	15'3"	2'11"	1'11"	9'5"	13'10"
55	11'0"	10'5"	52'6"	18'5"	15'8"	2'7"	2'1"	8'3"	11'7"
60	10'5"	9'10"	54'0"	18'9"	16'6"	2'3"	2'2"	7'2"	9'6"
65	9'11"	9'5"	55'3"	18'11"	17'5"	1'11"	2'3"	6'1"	7'8"
70	9'7"	9'1"	56'6"	19'0"	18'6"	1'6"	2'4"	5'0"	6'0"
75	9'4"	8'10"	57'6"	18'10"	19'10"	1'2"	2'5"	3'10"	4'5"
90	9'0"	8'6"	61'6"	17'9"	24'0"	0'0"	2'6"	1'0"	0'0"

Notes:

- Add 1 ft to stall width where adjacent to walls, columns and other obstructions to door opening and turning movement. 9'0" stalls shall be used except that 8'6" stalls may be used for the following uses: residential, general business offices, data processing/telemarketing/operations offices, utility, and educational (except for cultural/ recreational/ entertainment uses at educational use campuses)
- Add one ft to stall width for stalls next to curbs and islands to reduce trip hazard.
- Angles of parking between 76 and 89 degrees not permitted.
- Dimensions may be interpolated for angles between 45 and 75
- Deduct 1 ft from aisle, and corresponding module, for parking in structures or where guides or curbs are provided at least 25% of the stalls.
- All commercial parking spaces to be "double-line" striped for 8'-6" wide parking stall only.
- Light poles and columns may protrude into a parking module a maximum of 2 ft combined as long as they do not impact more than 25 % of the stalls. For example, either a one ft encroachment on both sides of the aisle, or a 2 ft encroachment on one side only, is acceptable.
- Interlock reductions cannot be taken where there is encroachment by columns, light poles or other obstructions for more than 25% of the stalls in the bay.
- All dimensions rounded to the nearest inch.
- Aisles and corresponding modules are for two way traffic flow for 90 degree parking and one way traffic flow for angled parking between 45 and 75 degrees.
- For two-way traffic flow and angled parking, a minimum 24 ft aisle is required. For parallel parking along a two-way drive, a minimum aisle of 25 ft. is required.
- Parallel parking stall length is 21'0".

B. Access

Each required off-street parking space shall open directly upon an aisle or driveway in such a width and design as set forth below to provide safe and efficient means of vehicular access to such parking space. The full width of an alley, but no portion of a street, may be used in computing such aisle or access area. All off-street parking facilities shall be designed with appropriate means of vehicular access to a street or alley.

1. Except at Single-Family residences, parking facilities shall be designed so that vehicle ingress and egress is by forward motion of the vehicle.
2. Where entry/exit is not controlled, provide a minimum of one entry lane and one exit lane for every five-hundred (500) parking spaces.
3. Where entry is controlled by gates and/or parking access/revenue control procedures, adequate queuing space (as documented by a queuing analysis prepared by a qualified traffic engineer or parking consultant) shall be provided so that vehicles will not queue for entry into the parking facility into any public right of way, nor across any public or private pedestrian sidewalk or designated path of travel.
4. Adequate sight distances for recognition of pedestrians on sidewalks or designated pedestrian paths and for recognition of traffic conditions on street shall be provided for vehicles entering or exiting the facilities.
5. Except where attended valet parking is provided, “stacked”, “buddy” or “tandem” parking are not acceptable; all parking spaces shall be immediately accessible from a drive aisle.
6. Ramps and Access Roadways.
Straight non-parking roadways, lanes and ramps shall be eleven (11) feet zero (0) inches wide, with an additional two (2) feet of clearance on both sides to walls or obstructions (such as light or sign poles, landscaping, etc.) Parking control equipment lanes shall have a minimum clear width of nine (9) feet six (6) inches. Curved segments of non-parking roadways, lanes and ramps shall have a minimum radius of the inside curb of fifteen (15) feet and a width of thirteen (13) feet six (6) inches for a single lane or the inside lane of a two lane roadway, and a minimum width of eleven (11) feet zero (0) inches for the outside lane, plus two (2) feet of additional clearance to walls or obstructions on both sides.
7. Circulation.
Vehicular/pedestrian conflicts shall be minimized by providing driving aisles in the preferred direction of pedestrian flow from parking area to destination; where this orientation is not feasible, designated crosswalks shall be provided across driving aisles, rather than encouraging pedestrians to walk between parked vehicles.

C. Location

Off-street parking spaces may be provided on surface lots, underground, under a building, or in parking structures. This provision shall not be interpreted to prevent the parking of vehicles on driveways, which may cross through a required front yard in those districts.

D. Surfacing and Striping

All off-street parking areas, including around the perimeter and interior landscaped islands, and access driveways shall be fully improved with a hard surface pavement as required by the Village Building Code. Striping of the surface to define each parking space shall be provided and visible at all times, except for single- and two-family residences.

E. Slope

No area of any parking lot or structure, other than a parking lot or structure accessory to a single-family or two-family dwelling, excluding access ramps, shall have a slope in excess of six (6) percent.

A minimum slope of one (1) percent, with two (2) percent preferred, shall be provided for drainage to grate inlets, catch basins or curb inlets. Drainage shall be in compliance with Village of Barrington stormwater management regulations.

Ramps or slopes in parking areas shall not exceed six (6) percent, with five (5) percent preferred. Parking control equipment lanes shall not be placed on any slope exceeding three (3) percent. Ramps or slopes in non-parking areas, but not providing access thereto, shall not exceed fourteen (14) percent slope, with ten (10) percent slope preferred. Where the slope of a ramp serving passenger vehicle parking areas exceeds ten (10) percent, transition slopes shall be provided at both ends, at one-half the main slope and with a minimum length of twelve (12) feet. For ramps serving commercial vehicles, including but not limited to buses and single-unit or semi-trailer trucks, the slope shall not exceed six (6) percent. Where an exit ramp terminates at or near a property line, a public or private walk or a designated pedestrian pathway, an additional transition space of twenty (20) feet at a maximum slope of three (3) percent shall be provided to allow driver and pedestrian recognition.

F. Landscaping

Except for single- and two-family residences, for all parking areas, regardless of size, a four (4) foot landscaped divider strip shall be placed between all public sidewalks and parking areas. Additional landscape requirements for off-street parking and off-street loading areas are provided in Chapter 4, Part III (Landscape and Tree Preservation Regulations). Metal parking barriers are prohibited.

G. Illumination

All off-street parking lots or parking structures shall be illuminated, except for single- and two-family residences. The level of illumination at any point in the parking lot or structure shall not be less than one (1) foot-candle measured at the pavement. All lighting used shall be shielded or otherwise optically controlled so as to provide non-glare illumination in a manner that does not create a nuisance on adjacent property. All lighting shall be compliant with the regulations as provided in Section 4.9 (Site Lighting).

H. Use

No motor vehicle repair work shall be permitted in conjunction with or upon open parking facilities, except that emergency repairs and on-site oil change services are exempt.

4.10-6 OFF-SITE PARKING

Where off-site parking is allowed as a permitted or special use in an applicable zoning district, such off-site parking may be permitted, subject to the applicable regulations of this Ordinance. Required parking spaces shall be provided by one (1) or more of the following means, in descending order of feasibility:

- A. On-site, or if not possible;
- B. Off-site, within four hundred (400) feet of the nearest entrance of the building, or if not possible;
- C. In the B-R and B-4 Zoning Districts only, within a reasonable distance of the building, in the judgment of the Zoning Official, or if not possible;

- D.** In the B-1 and B-4 Zoning Districts only, payment of a fee-in-lieu of parking spaces, subject to the following:
1. Persons requesting to pay-in-lieu of parking spaces shall obtain a variation in accordance with Chapter 3, Section 3.16 of the Zoning Ordinance, except that persons requesting to pay a fee-in-lieu of parking spaces as part of a Planned Development shall obtain an exception in accordance with Chapter 11, Section 11.6 of the Zoning Ordinance.
 2. The fee shall be \$10,000 per parking space.
 3. In the B-1 zoning district, fee-in-lieu shall only be considered in cases where there is a reasonable expectation that public parking facilities exist or will exist that could reasonably serve the proposed development. **Ord. 04-3149**

Parcels used for off-site parking shall be of common ownership as that of the principal use, or secured by a long-term lease. If secured by a long-term lease, the use of a parcel for accessory parking shall be bound by covenants that run with the land, recorded in the Office of the Recorder of Deeds in Cook or Lake Counties.

4.10-7 COLLECTIVE/SHARED PARKING

Nothing in this Chapter shall be construed to prevent the collective provision of off-street parking facilities for two (2) or more uses, subject to the following conditions:

- A.** A zoning certificate for such collective/shared parking use shall be issued pursuant to Chapter 3 of this Ordinance.
- B.** Except as provided in Section 4.10-8 below, the total of such off-street parking spaces, supplied collectively, shall not be less than the sum of the requirements for the uses separately.
- C.** All other applicable requirements of this Chapter are met.
- D.** A legal instrument establishing that the parking spaces shall be maintained so long as the uses requiring parking are in existence or unless the required parking is provided elsewhere in accordance with this Chapter and approved as a special use, in accordance with Section 3.15 (Special Uses). Special use approval shall be subject to execution by all parties so providing parking collectively. The instrument shall be filed with the application for a zoning certificate.

4.10-8 STACKING REQUIREMENTS FOR DRIVE-THROUGH FACILITIES

Every drive-through facility including, but not limited to, car washes and financial institutions, shall provide a minimum of seven (7) on-site stacking spaces per facility, plus one (1) stacking space per waiting/service area provided. The stacking spaces shall be designed to be entirely located on-site and not interfere with the ingress and egress of the off-street parking provided on the site.

4.10-9 COMPUTATION OF REQUIRED SPACES

A. Basis for Computation

The total number of required parking spaces shall be based upon the parking requirement stated for the principal use of the zoning lot in question, except that where residential uses and non-residential uses occupy the same zoning lot, the number of parking spaces for the residential uses shall be calculated separately from, and in addition to, the parking requirements for the non-residential uses.

B. Fractional Spaces

When determination of the number of required parking spaces results in the requirement of a fractional space, any fraction shall require one (1) additional parking space.

C. Bench Seating

In places of assembly in which patrons or spectators occupy benches, pews, or other similar seating facilities, each twenty-two (22) inches of such seating facility shall be counted as one (1) seat for the purpose of determining the requirement for off-street parking facilities under this Ordinance, except that when the structure has no design capacity the maximum number present at any one time shall govern.

D. Employee Designation

For purposes of parking requirements, full and part-time employees are treated alike for the computation of required off-street parking spaces.

4.10-10 OFF-STREET PARKING REQUIREMENTS

The parking and loading requirements applicable in each district are set forth as follows:

Residential Uses	
Senior Housing: Assisted Living Facilities	1 space for each 5 beds, plus 2 spaces for every 3 employees
Senior Housing: Independent	1.25 spaces per dwelling unit
Convents and Monasteries	1 space for every guest room or dwelling unit
Day Care Homes	1 in addition to residence requirement
Dwellings, Multiple-Family	
Studio/1 Bedroom Units	1 space per dwelling unit
2 Bedroom Units	1.5 spaces per dwelling unit
3/4 Bedroom Units	2 spaces per dwelling unit
Dwellings, Single-Family Detached	2 spaces per dwelling unit
Nursing Homes	1 space per 6 beds, plus 2 spaces per 3 employees
Two-Family and Townhouses (single-family attached)	2 spaces per dwelling unit

Institutional Uses	
Cemeteries or Mausoleums	1 for every 2 employees, plus 1 space for every 5 seats for any place of assembly
Government Offices	4 per 1000 sq. ft. of gross floor area
Hospital	1 space for every 5 beds, plus 1 spaces for every 3 employees
Places of Worship	1 space for every 4 seats in the main auditorium, sanctuary, nave or similar place of assembly and other rooms (gymnasiums, classrooms, offices) which are to be occupied simultaneously
Police and Fire Stations	4 per 1000 sq. ft. office area, plus 4 per vehicle bay
Public Utility Facilities, Service Buildings and Uses	1.67 spaces per 1000 sq. ft. of gross floor area
Schools - Elementary	1 space for each classroom, plus 2.5 spaces per 1000 sq. ft. of area devoted to offices
Schools - High School	1 space for each classroom, plus 2.5 spaces per 1000 sq. ft. of area devoted to offices, plus 1 space for every 6 students based on maximum enrollment
Seminaries and Religious Institutions	1 space for every guest room or dwelling unit

Cultural/Entertainment Uses	
Amphitheaters, Arenas, Auditoriums, Fairgrounds and Stadiums	1 space for every 3 seats
Bowling Alleys	4 spaces per lane, plus 3.3 spaces per 1000 sq. ft. of restaurant/lounge area
Child Indoor Amusement Facility	3.3 spaces per 1000 sq. ft. of gross activity area
Community Centers	5 spaces per 1000 sq. ft. of gross activity area
Cultural Institutions/Museums	3.3 spaces per 1000 sq. ft. of gross floor area
Driving Range	1.25 spaces per golf station
Golf Courses, Public or Private	5 spaces per 1000 sq. ft. of gross floor area in any building, plus 1 space for every 2 practice tees in the driving range, plus 4 for each green in the playing area
Gymnasiums and Health Clubs - Indoors	3.3 spaces per 1000 sq. ft. of gross floor area
Indoor Amusement/Recreation Facility, Not Otherwise Specified	3.3 spaces per 1000 sq. ft. of gross activity area
Libraries	1.33 spaces per 1000 sq. ft. of gross floor area
Miniature Golf	3 spaces per golf hole
Nature Preserves/Conservation Areas	2 spaces plus 1 per every ½ acre
Outdoor Amusement/Recreation Facility, Not Otherwise Specified	1 space per 3 seats or 1.5 per play station
Outdoor Athletic Fields and Recreation Facilities	3 space per court, 1 per 4 feet of bleacher area or 30 per field, whichever is greater, 2.5 per 1000 sq. ft. of pool surface; 0.1 per 1000 sq. ft. all other recreational areas
Parks and Plazas, Public and Private	2 spaces, plus 1 space for every 1/2 acre.
Taverns or Clubs	6.67 spaces per 1000 sq. ft. of gross floor area
Theaters, Live Performance	1 space for every 3 seats
Theaters, Motion Picture	1 space for every 3 seats

Commercial Uses	
Adult Uses	6.67 spaces per 1000 sq. ft. of gross floor area
Ambulance Services	1 space per employee, plus 1 space for every 2 ambulance vehicles
Art Studios	3.3 spaces per 1000 sq. ft. of gross floor area
Automobile Repair Service	2 spaces per service bay, plus 5 spaces per 1000 sq. ft. of accessory retail
Automotive Sales	5 spaces per 1000 sq. ft. of gross floor area, plus 1 spaces for every 10 vehicle display spaces
Banks and Financial Institutions	3.3 spaces per 1000 sq. ft. of gross floor area
Bed and Breakfast Establishments	1 space per guest room
Car Washes	2 stacking spaces for each self-service bay, plus 7 stacking spaces per automated washing facility
Day Care Centers	3.3 spaces per 1000 sq. ft. of gross floor area
Funeral Homes	1 space for every 4 seats in each chapel or parlor, plus 1 space for every company vehicle. However, in no event shall the use provide less than 50 spaces
Furniture and Appliance Stores	1.67 spaces per 1000 sq. ft. of gross floor area
Gas Stations	2 spaces per pump, plus 5 spaces per 1000 sq. ft. of accessory retail
Grocery Store	3.3 spaces per 1000 sq. ft. of gross floor area
Hotels or Motels	1 space per guest room, plus 2.5 spaces per 1000 sq. ft. of area devoted to offices and public assembly
Laundromats	0.1 spaces per 1000 sq. ft. of gross floor area
Medical and Dental Clinics and Offices	3 spaces per examination room
Mini-Warehouse	5 space minimum plus 0.5 per 1,000 sq. ft. of gross floor area
Music Conservatories	1 space for each employee, plus 1 space for each 3 students. (Student occupancy is to be defined as the maximum occupancy of the room or rooms used for school purposes as determined by the Zoning Official
Nurseries, Building Material Yards, Equipment Rental, and Boat/Recreational Vehicle Sales and Similar Uses	3 spaces per 1000 sq. ft. of gross floor area
Offices, Not Elsewhere Classified	3 spaces per 1000 sq. ft. of gross floor area. In B-4 District, first 1,000 sq. ft. above first floor exempt.
Restaurant, Full Service	10 spaces per 1000 sq. ft. of net floor area, or 1 space for every 4 seats, whichever is greater, plus 1 space for every 3 employees
Restaurant, Fast Food	20 spaces per 1000 sq. ft. of net floor area, or 1 space for every 4 seats, whichever is greater, plus 1 space for every 3 employees
Retail Goods Establishments, Not Elsewhere Classified	2.67 spaces per 1000 sq. ft. of gross floor area. In B-R and B-4 Districts, first 1000 sq. ft. exempt
Retail Service Establishments, Not Elsewhere Classified	2.67 spaces per 1000 sq. ft. of gross floor area. In B-R and B-4 Districts, first 2,000 sq. ft. above the first floor, and first 1,000 sq. ft. on first floor exempt
Rooming or Boarding Houses	1 space per guest room
Schools, Professional or Vocational	1 space for each employee, plus 1 space for each 3 students (Student occupancy is to be defined as the maximum occupancy of the room or rooms used for school purposes as determined by the Zoning Official.
Shopping Centers	5 spaces per 1000 sq. ft. of gross floor area

Industrial Uses	
Recycling Processing Centers	0.5 space per 1000 sq. ft. storage plus 1 per vehicle
Construction Contractor Offices and Facilities	5 spaces per 1000 sq. ft. of gross floor area
Industrial Uses	1 space per 4 employees
Taxicab Operations Facilities	1 space for each 2 employees plus 1 per taxicab
Sewage Treatment Plant, Solid Waste Transfer Facilities	1 space per employee
Warehouse and Wholesale/ Distribution	1 space per employee, plus one space per company vehicle

4.10-11 MOBILITY-IMPAIRED ACCESSIBLE PARKING

The Village requires all developments, which serve the public to provide parking facilities, which are accessible to people with disabilities. In accordance with this goal, accessible parking shall be provided for any building or use initiated after the effective date of this Ordinance according to the following minimum requirements and any further requirements hereafter adopted by federal, state or local law. In the event that this Ordinance and the Illinois Accessibility Code differ in regulations, the stricter regulations shall apply.

A. Required Spaces

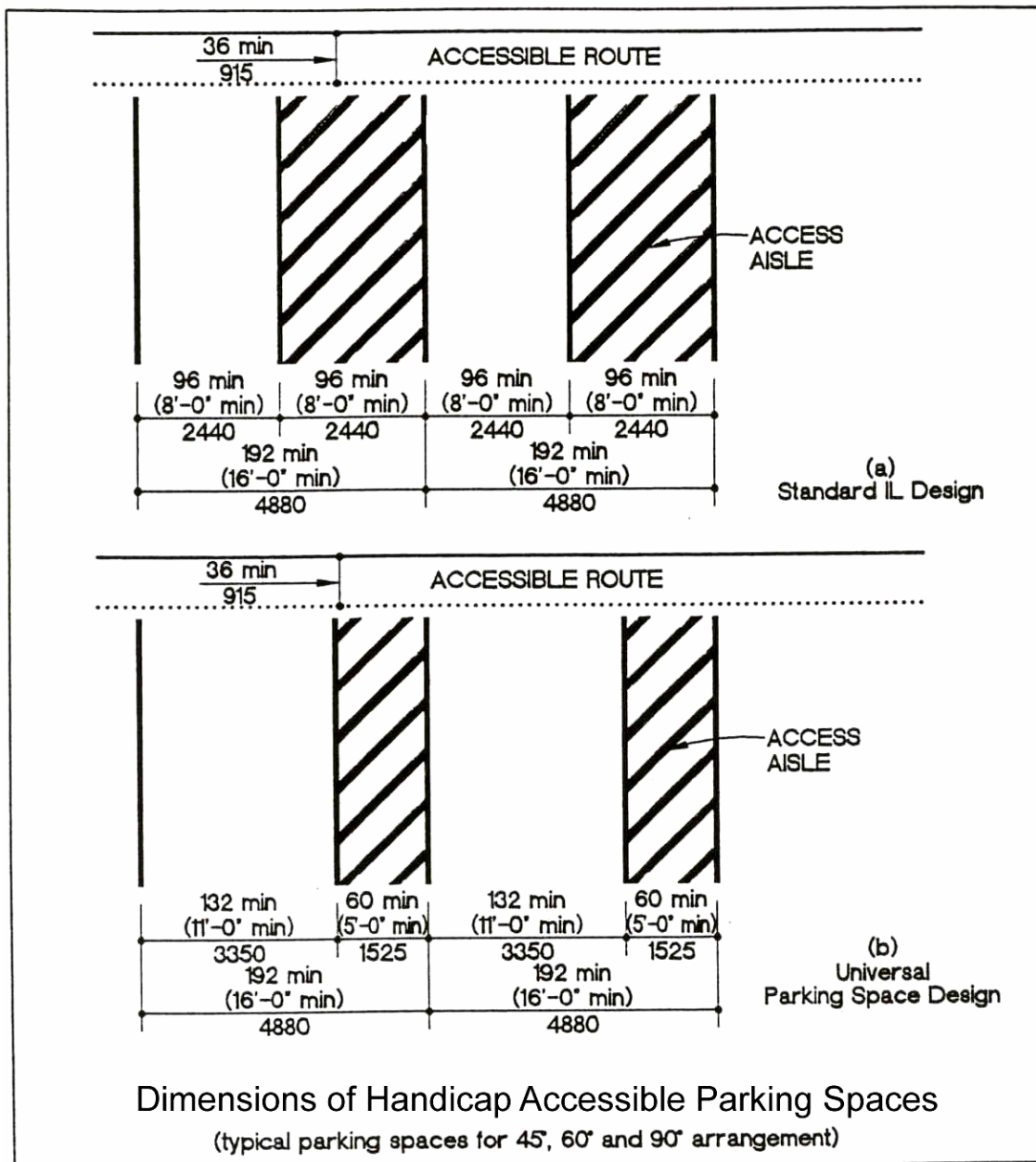
Accessible parking spaces shall be provided at the rate listed below.

Total Off-Street Parking Spaces Provided	Accessible Spaces Required
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total parking spaces provided
over 1,000	20 plus 1 space for each 50 parking spaces over 1,000

B. Design and Layout of Accessible Parking Spaces

1. Each accessible parking space shall be sixteen (16) feet in width and eighteen (18) feet in length (see Illustration 4.10-11).
2. Each accessible parking space shall be located in close proximity to the most accessible entrance of the principal building.
3. Accessible parking spaces, access aisles and accessible routes shall not exceed a slope of 1:50 and the ramp from the access aisle to the sidewalk, or other transition to the principal use, shall not exceed a slope of 1:12.
4. The vertical clearance for accessible parking spaces shall be no less than eight (8) feet and two (2) inches, and the vertical clearance for passenger loading zones shall be no less than nine (9) feet and six (6) inches.
5. All accessible spaces shall be designated by the international access symbol. Signs shall be placed a minimum of five and one-half (5 1/2) feet above ground level so as not to be obscured by parked vehicles. The mobility-impaired symbol shall also be painted on the ground to the rear of the parking space.

Figure 4.10-11



4.10-12 LOADING REQUIREMENTS

A. Location

The following requirements shall pertain to the location of loading berths.

1. All required loading berths shall be located on the same zoning lot as the use served.
2. All loading berths which abut a residential district or an intervening alley separating a residential district from a commercial or industrial district shall be completely screened by building walls or by a uniformly solid fence, wall, door or densely-planted, mature shrubbery, or any combination thereof, not less than five (5) feet in height.
3. No permitted or required loading berth shall be located within thirty (30) feet of the nearest point of intersection of any two (2) streets.
4. No loading berth shall be located in a required front or side yard, and any loading berth located in a required rear yard may be open to the sky.
5. No pavement or curbing shall be located closer than four (4) feet from any property line unless it can be specifically demonstrated that the intent is to extend the loading to adjoining properties.
6. **Details which show the location, dimensions, proposed method of screening, and access to loading facilities shall be submitted and reviewed as part of the site plan review process.**

B. Size

Unless otherwise specified, a required off-street loading berth shall be at least twelve (12) feet in width by at least forty (40) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.

C. Access

Each required off-street loading berth shall be designed with appropriate means of vehicular access to a street or alley in a manner which will least interfere with traffic movement, and shall be subject to approval by the Zoning Official.

D. Surfacing

All open, off-street loading berths shall be surfaced with a bituminous asphalt or concrete material capable of bearing a live load of two hundred (200) pounds per square foot.

E. Repair and Service

1. Residential Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any residential district.
2. Commercial Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in commercial districts, except emergency repair service necessary to start vehicles.
3. Industrial Districts. No motor vehicle repair work or service of any kind shall be permitted in conjunction with unenclosed loading facilities provided in an industrial district if such loading facilities are within five hundred (500) feet of a residence district. Washing of accessory vehicles and emergency service required to start vehicles shall be permitted.

F. Utilization

Space allocated for off-street loading use shall not, while so allocated, be used to satisfy the space requirements for any off-street parking facilities or portions thereof.

G. Central/Shared Loading

Central/shared loading facilities may be substituted for loading berths on the individual zoning lots provided the following conditions are fulfilled:

1. Each zoning lot serviced shall have direct access to the central loading area without cross streets or alleys at-grade.
2. Total off-street loading berths provided shall meet the minimum requirements herein specified based on the sum of the several types of uses served. (Areas of types of uses may be totaled before computing number of loading berths)
3. No zoning lot served shall be more than five hundred (500) feet removed from the central/shared loading area.
4. The tunnel/ramp connecting the central/shared loading area with the zoning lot served shall not be less than seven (7) feet in width and have a clearance of not less than seven (7) feet.

H. Minimum Facilities

Uses for which off-street loading facilities are required herein, but which are located in buildings of less floor area than the minimum prescribed for such required facilities, shall be provided with adequate receiving facilities accessible by motor vehicle off any adjacent alley, service, drive, or open space on the same lot.

4.10-13 SPECIFIC LOADING REQUIREMENTS

The requirements for off-street loading facilities shall be as follows:

Multiple-Family Residential	
10,000 - 200,000 sq. ft. of gross floor area	1 loading space
Each additional 200,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾
Retail and Commercial	
10,000 - 100,000 sq. ft. of gross floor area	1 loading space
Each additional 100,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾
Office	
30,000 - 100,000 sq. ft. of gross floor area	1 loading space
Each additional 100,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾

Institutional and Recreational	
10,000 - 100,000 sq. ft. of gross floor area	1 loading space
Each additional 100,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾
Industrial	
7,000 - 50,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾
50,000 - 100,000 sq. ft. of gross floor area	2 loading space ⁽¹⁾
Each additional 100,000 sq. ft. of gross floor area	1 loading space ⁽¹⁾

- (1) Each such loading berth shall be not less than twelve (12) feet in width by fifty-five (55) feet in length, exclusive of aisle and maneuvering space, and shall have a vertical clearance of at least fifteen (15) feet.